

JOHN A. OLSZEWSKI, JR. County Executive

BARRY F. WILLIAMS, Director Department of Recreation and Parks

July 1, 2019

Ms. Carrie Lhotsky, Program Administrator Program Open Space Maryland Department of Natural Resources Tawes State Office Building, E-4 580 Taylor Avenue Annapolis, Maryland 21401

Dear Ms. Lhotsky:

RE: Baltimore County FY 2020 Program Open Space Annual Program

Enclosed please find the Baltimore County FY 2020 Program Open Space (POS) Annual Program. This document identifies potential projects for which Baltimore County may pursue POS grants within FY'20. One project (the Outdoor Equestrian Arena at the Baltimore County Center for Maryland Agriculture and Farm Park) carries over from last fiscal year, having been submitted in September of 2018 but held pending discussions between the County and the MD Dept. of Natural Resources. As in previous years, in the event that the County wishes to add a project at a later date (for the purpose of submitting a POS application), an amendment to the Annual Program shall be submitted.

Thank you for your time and help, and please feel free to contact me at (410) 887-3822 if you have any questions or require further information.

Sincerely,

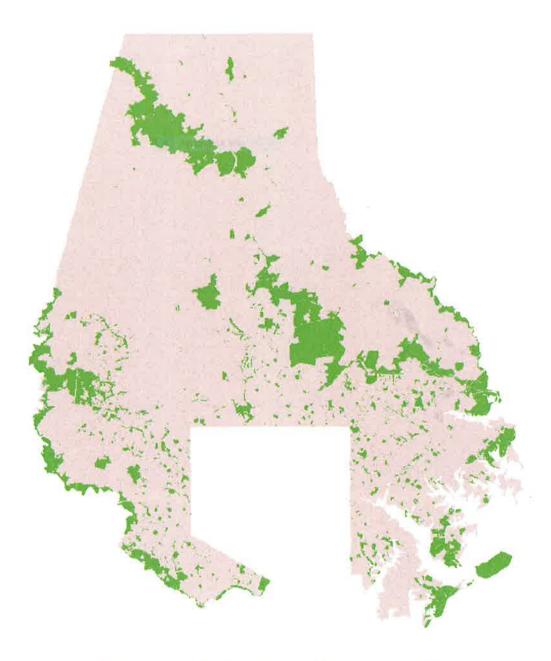
Patrick McDougall

Planner III

Baltimore County POS Coordinator

Enclosure

Baltimore County, Maryland Fiscal Year 2020 Program Open Space Annual Program



Baltimore County Department of Recreation and Parks
June 2019

INTRODUCTION

This "Baltimore County Fiscal Year 2020 Annual Program," lists park acquisition and development projects currently being explored by Baltimore County, for which fiscal year 2020 Maryland Program Open Space (POS) funding may be pursued or has been secured. Projects listed herein will help to achieve the goals and objectives of Baltimore County's "Master Plan 2020" (as amended) and the County's 2017 Land Preservation, Parks and Recreation Plan" (LPPRP). Specifically, the projects will support the following LPPRP and amended Master Plan 2020 "policies":

- Acquire a variety of parklands and recreation sites in order to meet the needs of County citizens
 and provide a park system that contributes to the County's quality of life and overall land
 preservation efforts.
- Develop, enhance, and rehabilitate parks to meet the recreational needs and demands of citizens of all ages and abilities, to attract visitors, and to support the organized recreation programs of the partner recreation and parks councils.
- Enhance public access to the natural environment, including the Chesapeake Bay and its tributaries, and seek to increase public knowledge of and appreciation for nature.
- Work with Baltimore County's Department of Environmental Protection and Sustainability (EPS) to improve environmental conditions at the County's parks and recreation sites, and to help protect and preserve the natural environment.
- Pursue alternative means for providing recreational opportunities through partnerships with other agencies and organizations.
- Expand opportunities for citizens to participate in and experience arts and cultural programs and events, and work to preserve historically and culturally significant sites for the appreciation and enjoyment of the County's citizens and visitors.
- Continue to partner with affiliated citizen organizations, and participate in various partnerships in an effort to enhance public recreation access for Baltimore County citizens and visitors.

The proposed projects also support other planning documents and initiatives, and particularly help to achieve the six State of Maryland "goals for recreation, parks and open space," which are as follows:

- Make a variety of quality recreational environments and opportunities readily accessible to all of its citizens, and thereby contribute to their physical and mental well-being.
- Recognize and strategically use parks and recreation facilities as amenities to make communities, counties, and the State more desirable places to live, work, and visit.
- Use State investment in parks, recreation, and open space to complement and mutually support the broader goals and objectives of local comprehensive / master plans.
- To the greatest degree feasible, ensure that recreational land and facilities for local populations are conveniently located relative to population centers, are accessible without reliance on the automobile, and help to protect natural open spaces and resources.
- Complement infrastructure and other public investments and priorities in existing communities and areas planned for growth through investment in neighborhood and community parks and facilities.
- Continue to protect recreational open space and resource lands at a rate that equals or exceeds the rate that land is developed at a statewide level.

CAPITAL PROJECT SELECTION PROCESSES

While the goals and objectives identified in the County's LPPRP provide the general impetus for conducting various capital projects, the means for selecting such projects varies based on the type of capital projects. The methods for choosing acquisition projects differ significantly from those used to establish development and rehabilitation projects. Following is a summary of the processes Baltimore County utilizes to identify, prioritize and select capital projects.

A. Acquisition Projects

Acquisition projects are typically the most difficult and complex type of capital projects to facilitate and successfully complete. While numerous prospective park acquisitions are identified and pursued in a typical year, many do not come to fruition. Cost implications, competition from other prospective buyers, development/redevelopment challenges, and environmental considerations all affect the County's desire and/or ability to actually purchase a given property. The County considers an assortment of factors when deciding whether or not to pursue acquisition opportunities, including the supply of parkland in a given area, the need to acquire land suitable for accommodating facilities required to meet recreational demands, the availability of undeveloped land within a geographic area, local population growth trends, and relative public and environmental benefits. Some factors, such as the County's continuing population growth and diminished availability of high quality properties in many areas of the County make the acquisition of adequate parklands in a timely manner a challenging proposition.

Prospective park acquisitions are typically identified in one of two ways: first, by the County actively seeking out lands capable of meeting a specific need or serving future population growth; or second, by pursuing properties identified by others and brought to the County's attention. In the first instance, suitable properties within a specific geographic area are identified as potential acquisitions needed to help meet local acreage needs or to allow for the construction of needed recreational facilities. Alternately, lands capable of supporting a specific type and scale of recreational development or use may be targeted for acquisition. Parcels adjacent to existing park, recreation and open space sites might be pursued to serve as additions to those sites, allowing for expanded recreational facilities or the development of what had previously been a substandard site, or simply expanding the park. Other parcels might be identified to meet a particular initiative such as acquiring additional waterfront properties.

The second most prevalent manner in which prospective acquisitions are identified occurs when landowners, real estate brokers, local recreation and parks councils, community groups, land trusts and other conservation organizations, or individual citizens contact the County to report the availability of a given property that might be suitable to serve as parkland. Recreation and Parks field staff and elected officials likewise occasionally report "for sale" signs that appear in their community or jurisdictional area. In rare cases, prospective acquisitions may be of joint State-County or multi-agency interest.

Three POS applications were submitted for park acquisition projects during Fiscal Year 2019, for sites of approximately four, twenty-three, and sixty-one acres.



Left: The ~61-acre Gwynnbrook Property in Owings Mills. Proposed for acquisition through a 3-party agreement involving the County, the State of Maryland, and the Associated Jewish Charities.

B. Park Development, Enhancement and Rehabilitation Projects

A wide range of proposed park development, enhancement and rehabilitation projects are facilitated annually, with the extent of such projects largely dependent upon available funding, including POS funds. These projects range from the large-scale development of previously unimproved sites, to the expansion of recreational facilities at existing parks, to the replacement or rehabilitation of facilities that have reached the end of their life cycle and/or do not meet modern safety standards. The means by which a development project is chosen for funding in any given year varies by the type of project. The following describes the various types of development projects, as well as the general process by which these projects are typically selected.

- New Park Development: New park development projects are often initiated shortly after the acquisition of a site that was procured to meet existing recreational needs. Funding is usually set aside for site engineering between one to five years after site acquisition. In some cases particularly when there is insufficient available capital funding a site may remain unimproved for longer than five years, until funding is available and site development becomes a priority.
- Phased Park Construction: Another form of park development is phased construction. This typically occurs at larger parks, most often when it is not financially or physically feasible to fully develop the entire park immediately. In such situations, a concept plan or park "master plan" may be formulated for the entirety of the park site prior to the initial phase of development, with subsequent engineering of the first phase being based upon the concept plan. A current project that involves phased development is Radebaugh Park, with phase one nearing completion as of late June, 2019. Phase one consisted of the demolition of numerous structures that date to the property's prior use as a commercial nursery, as well as subsequent debris and soils removal, extensive grading, and seeding. Phase two site planning is presently underway, with the site concept being a neighborhood park with walking paths, a great lawn, landscaping areas, and a pedestrian and bicycle connection to the proposed Six Bridges Trail, which would connect multiple public recreation sites in the Towson community.



Left: View of the Radebaugh Park Site in Towson, shortly after removal of old greenhouse structures and regrading of the property. Both POS and State Capital Grant funding contributed to the first phase of park development.

• Park Enhancements: Enhancement projects frequently take place at parks and other sites including public school recreation centers (SRCs) and leased recreation sites. Enhancements may be in the form of entirely new facilities and amenities, or improvements to an existing facility. The recently constructed outdoor equestrian ring/arena at the Baltimore County Center for Maryland Agriculture and Farm Park (POS application submitted and pending) is an example of a park enhancement that provides expanded recreational opportunities. The POS-assisted comfort station constructed at Angel Park in Perry Hall is another park enhancement, helping to support park use though not expanding recreational opportunities. The three POS-assisted artificial turf field projects initiated in FY'19 (at Northwest Regional Park and at New Town and Overlea High School Recreation Centers) are examples of upgrades to existing facilities for the purpose of improving or expanding recreational use.



Left: Outdoor equestrian ring/arena at the Ag Center – Farm Park; Right: New artificial turf field at Northwest Regional Park.







Top Left: The recently constructed comfort station at Angel Park helps to support the park's expansive playground (top right) and stage (bottom left).

• Rehabilitation: Park facilities and amenities have a finite life cycle, and eventually need to be replaced or comprehensively rehabilitated to keep them safe for public use. Most of the County's facility rehabilitation projects are funded without POS assistance, as POS regulations allow only a small proportion of a county's POS allocation to be utilized for facility renovations/rehabilitation.

POTENTIAL FY 2020 PROJECTS

Parts two and three of this annual program list prospective FY 2020 acquisition and development projects in a tabular format. These sections provide detailed information regarding recreation and parks projects for which Program Open Space or other State or Federal funding has been secured, or which has or may be requested. All projects listed are sponsored by Baltimore County, which has no incorporated towns within its boundaries. Additional projects/jobs not listed in this program may be added throughout the fiscal year as needed, at which time this program shall be amended through written notification to DNR. It is important to note that the inclusion of projects within the annual program or the LPPRP does not guarantee that capital funding will be available for implementation.

POS regulations allow for 100% funding reimbursement for park acquisition projects, with the maximum eligible reimbursement amount dictated by the average of two property appraisals, or the purchase price (whichever is lower). POS will fund up to 75% of park development, enhancement or rehabilitation projects costs.

The tables that follow identify the presently envisioned projects for which POS funding may be utilized. The columns that comprise the tables are:

- Project Name and Description: The name and brief description of each project or job.
- Project's Relationship to County LPPRP and State goals: This column describes how the given project helps to fulfill the goals and objectives of the County's Master Plan and the County Land Preservation, Parks and Recreation Plan, and indicates how the project supports the State of Maryland's goals for recreation, parks and open space.
- Acreage Data: This column presents various park acreage data, including the size in acres of parks with development projects, and the size in acres of proposed acquisitions. Acreage is not listed for sites in which the specific acquisition site has not yet been identified.
- Source of Funds: These columns provide details about the various FY 2020 funding sources that are projected to be utilized for each specific project/job.

Notes pertaining to the lists of potential projects: The funding amounts identified, for the most part, are approximate and do reflect actual "contract costs." Additionally, in order to prevent potential "land speculation" and avoid creating competition or undue value expectations for prospective property purchases, no specific acquisition sites are identified within this Annual Program. Instead, more general "priority acquisition areas" are identified.

Finally, a series of maps are provided for the purpose of identifying project locations throughout the County. Maps are not provided for projects that are not site specific ("Priority Area Park Acquisitions").

ACQUISITION PROJECTS

Project Name and Description	Project's Relationship to LPPRP and State Goals	Acre Data	Total Funding	Local Funding	State Funding	Federal Funding	Other Fund.	Funding Notes
Priority Area Park Acquisition(s): Acquisition of one or more properties within areas with defined or anticipated parkland, open space and recreational facility needs. Acquisitions may be pursued to provide sites for recreational development, to expand upon existing parks and recreation sites, to acquire key parcels along planned trails, to preserve green/open space, or to "land bank" quality properties for future park development.	Acquisition of one or more properties within areas with defined or anticipated parkland, open space and recreational facility needs. Acquisitions may be pursued to provide sites for recreational development, to expand upon existing parks and parcels along planned trails, to preserve green/open space, or to "land bank" quality properties for future park development.	TBD	\$10,650,000	\$400,000	\$10,250,000	O S	0\$	State funding is local-side POS
TOTALS:			\$10.650.000	\$400,000	\$10.250.000	C \$	S	

PROSPECTIVE BALTIMORE COUNTY FISCAL YEAR 2020 ACQUISITION PROJECTS

DEVELOPMENT PROJECTS

*- Funding amounts are approximate, and are subject to change

*- Funding amounts are approximate, and are subject to change

*- Funding amounts are approximate, and are subject to change

Funding Notes	State funding is local-side POS. Other funding is in the form of donations from/through the local recreation council.	State funding is local-side POS.
Other Funding*	\$100,000	0\$
State Funding*	\$630,000	\$750,000
Local Funding*	\$110,000	\$250,000
Total Funding*	\$840,000	\$1,000,000
Site Acres	3.0.6	18.5
Project's Relationship to LPPRP and State Goals	LPPRP/COUNTY MASTER PLAN: Supports the objective "Renovate, rehabilitate, and enhance parks and recreational facilities to address issues such as facility aging and wear, outdated recreational infrastructure, and changes in recreational demand." Also supports objective of seeking out donations for park improvement projects. STATE GOALS: Supports goals for making a variety of quality recreational opportunities available, and for investing resources into community	LPPRP/COUNTY MASTER PLAN: Supports the objective "Renovate, rehabilitate, and enhance parks and recreational facilities to address issues such as facility aging and wear, outdated recreational infrastructure, and changes in recreational demand." STATE GOALS: Supports goals for making a variety of quality recreational opportunities available, and for investing resources into community recreation facilities.
Project Name and Description	Sweet Air Park Artificial Turf Field: This project consists of the construction of an artificial turf field atop one of the two existing grass surface athletic fields at Sweet Air Park in the Carroll Manor - Jacksonville community. The recreation programs of the Carroll Manor Recreation Council are extremely active, and that council has committed to donating funding towards the cost of this proposed project.	Western Hills Park Parking Expansion: This project consists of the construction of expanded parking at Western Hills Park, in the Edmondson-Westview Community. The park features many recreational facilities, and enhance parks and the Edmondson-Westview Community. The park features many recreational facilities, including ball diamonds, athletic fields, a modular activity room, and playground. The park has long suffered from insufficeint parking, which has forced a large number of park users to park along a large number of park users to park along a variety of quality recreational neighboring local roads that are narrow in places. The proposed parking expansion would likely be situated where an existing stand-alone ball diamond is in place, as there is no other viable place for a significant parking expansion. This project may also include the construction of additional sidewalks/paths to enhance site accessibility.

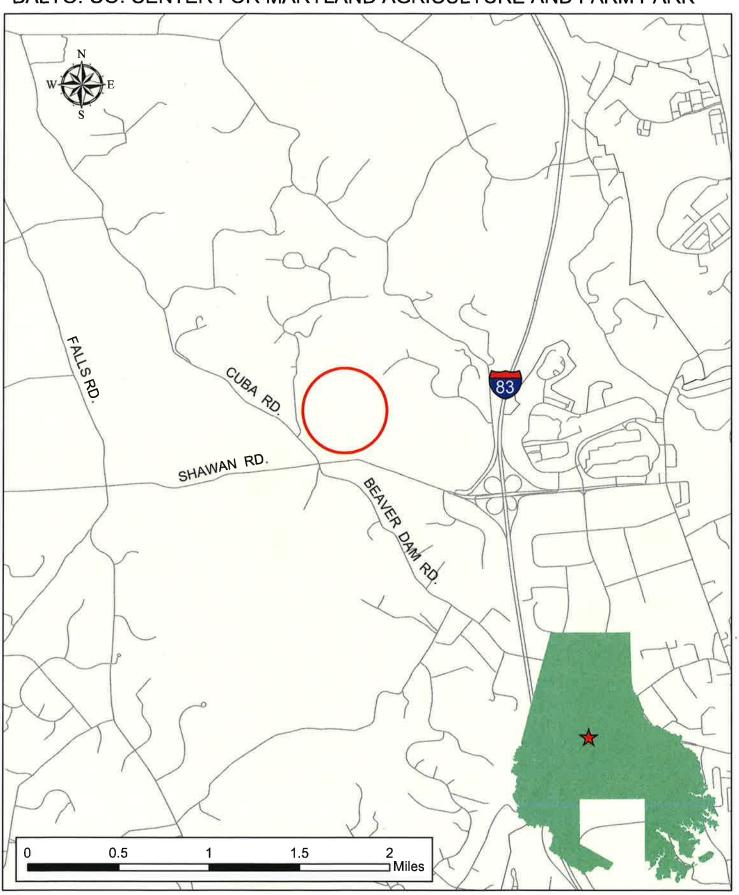
*- Funding amounts are approximate, and are subject to change

PROSPECTIVE BALTIMORE COUNTY FISCAL YEAR 2020 PARK DEVELOPMENT, ENHANCEMENT AND REHABILITATION PROJECTS

Project Name and Description	Project's Relationship to LPPRP and State Goals	Site Acres	Total Funding*	Local Funding*	State Funding*	Other Funding*	Funding Notes
Woodlawn Memorial Park Ball Diamond LPPRP/COUNTY MASTER PLAN: Renovations: This project consists of major renovations to the ball diamonds at Woodlawn Memorial Park, in the Woodlawn community. Woodlawn community. Woodlawn community. Woodlawn community. GOALS: Supports goals for making a variety of quality recreational opportunities available, and for investing recreation facilities.	LPPRP/COUNTY MASTER PLAN: Supports the objective "Renovate, rehabilitate, and enhance parks and recreational facilities to address issues such as facility aging and wear, outdated recreational infrastructure, and changes in recreational demand.". STATE GOALS: Supports goals for making a variety of quality recreational opportunities available, and for investing resources into community recreation facilities.	7.9	\$250,000	\$62,500	\$187,500	0\$	State funding is local-side POS.
TOTALS:			\$8,500,000	\$2,145,000	\$6,160,000	\$195,000	
POS FUNDING:					\$6,060,000		

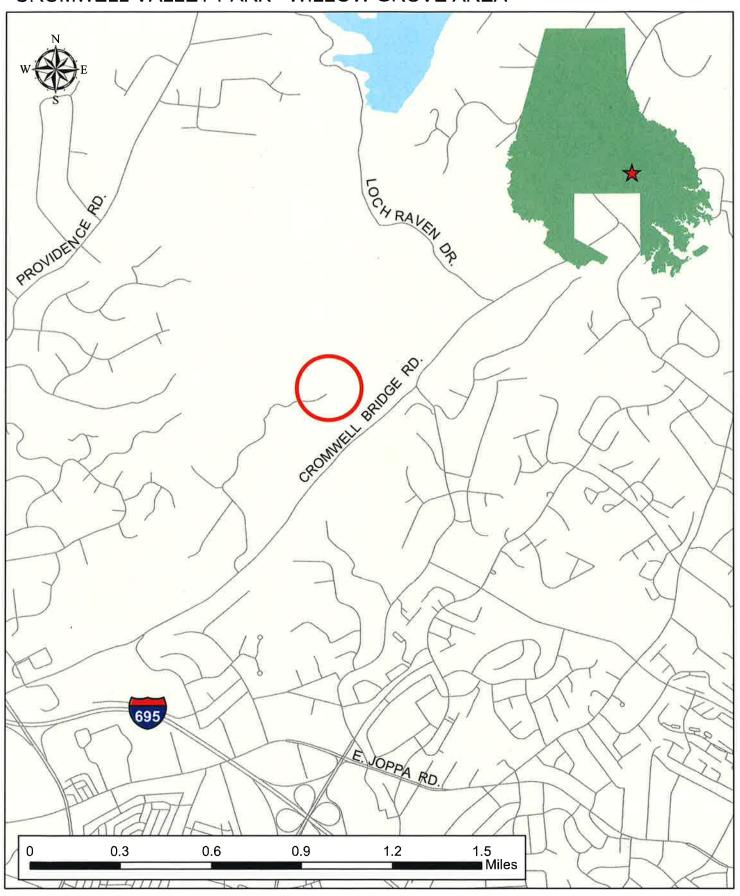
MAPS

BALTO. CO. CENTER FOR MARYLAND AGRICULTURE AND FARM PARK



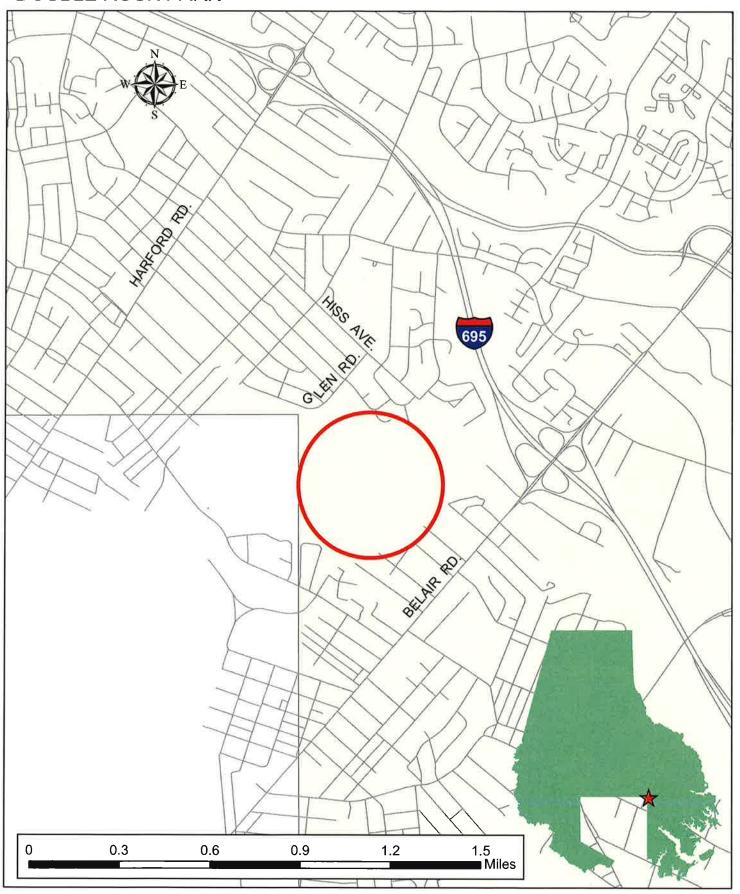
All data displayed from Baltimore County, Maryland Geographic Information System. Map created by the Baltimore County Department of Recreation and Parks, June, 2019.

CROMWELL VALLEY PARK - WILLOW GROVE AREA



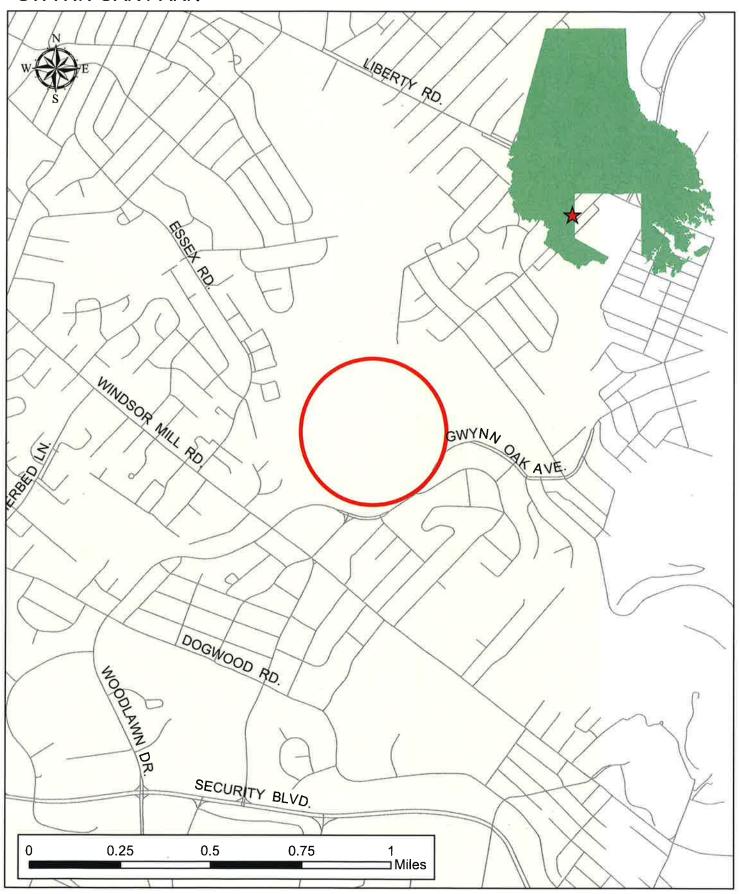
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DOUBLE ROCK PARK



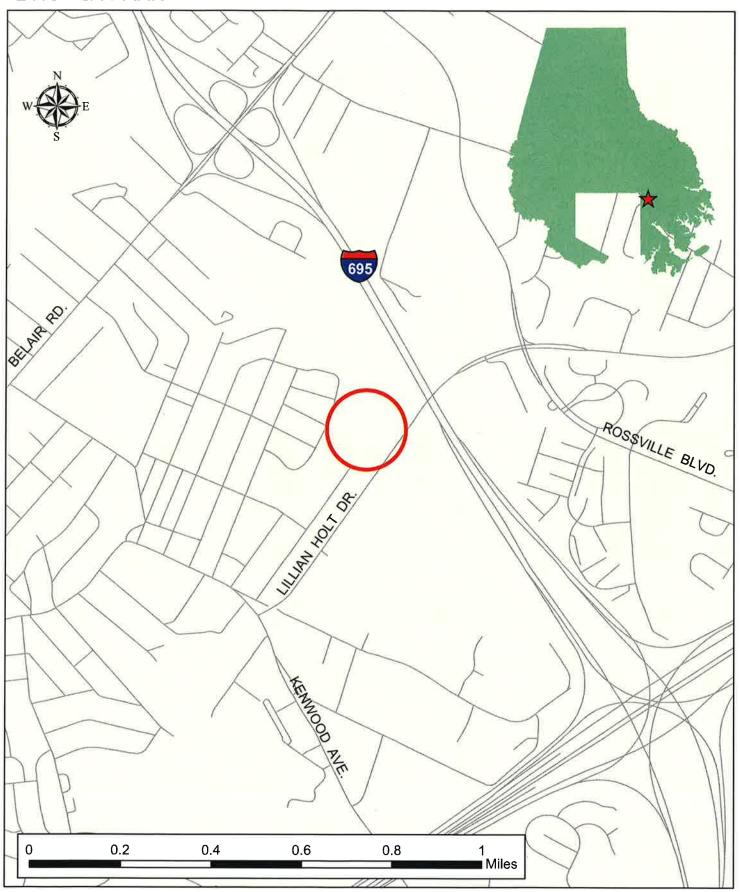
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GWYNN OAK PARK



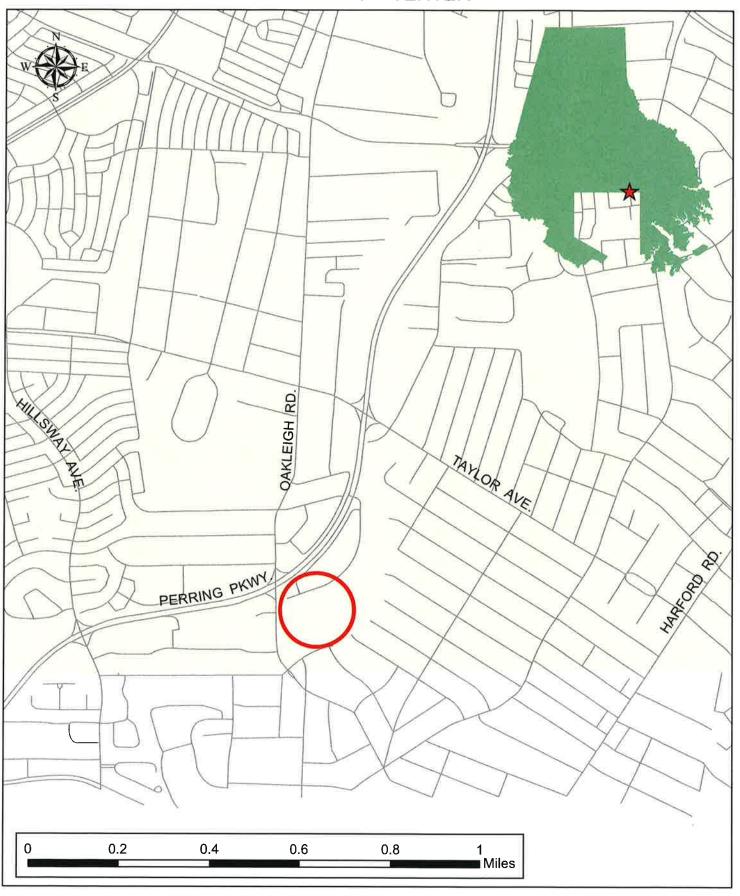
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LINOVER PARK



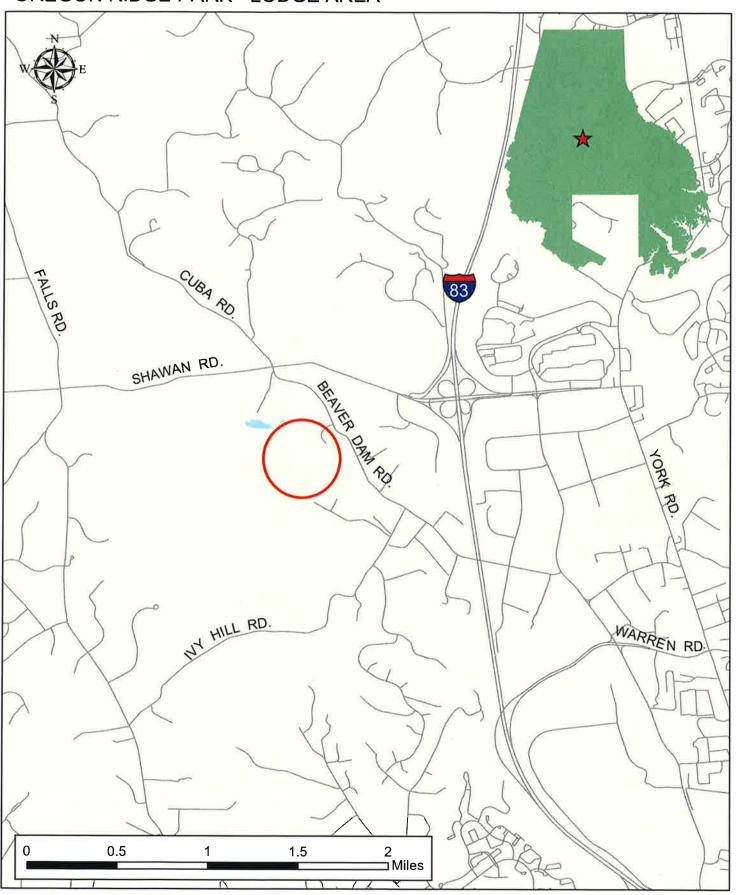
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NORTHEAST REGIONAL RECREATION CENTER



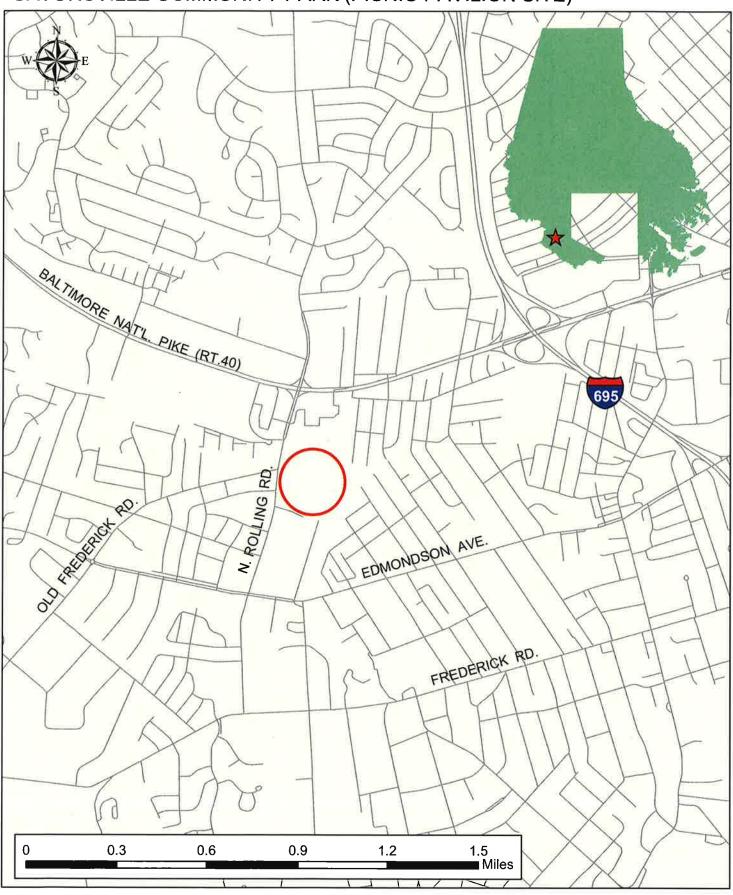
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OREGON RIDGE PARK - LODGE AREA



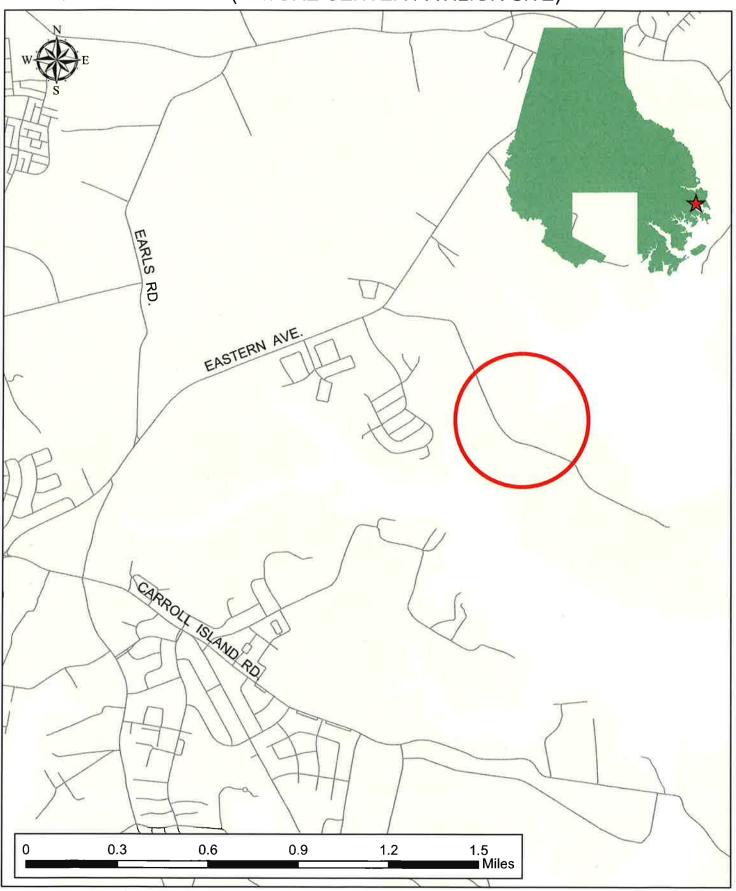
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CATONSVILLE COMMUNITY PARK (PICNIC PAVILION SITE)



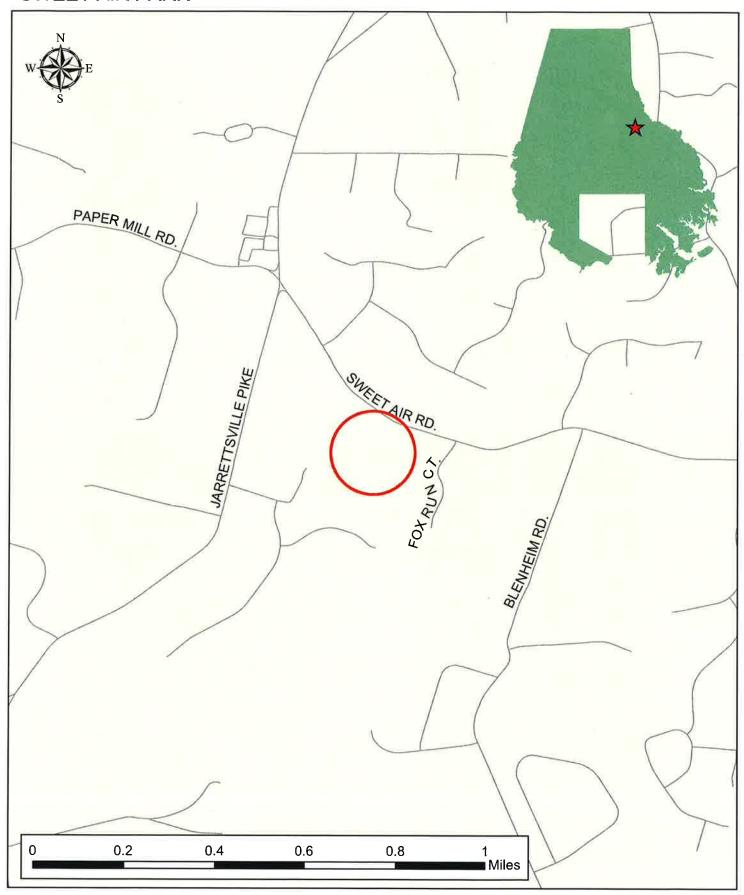
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MARSHY POINT PARK (NATURE CENTER PAVILION SITE)



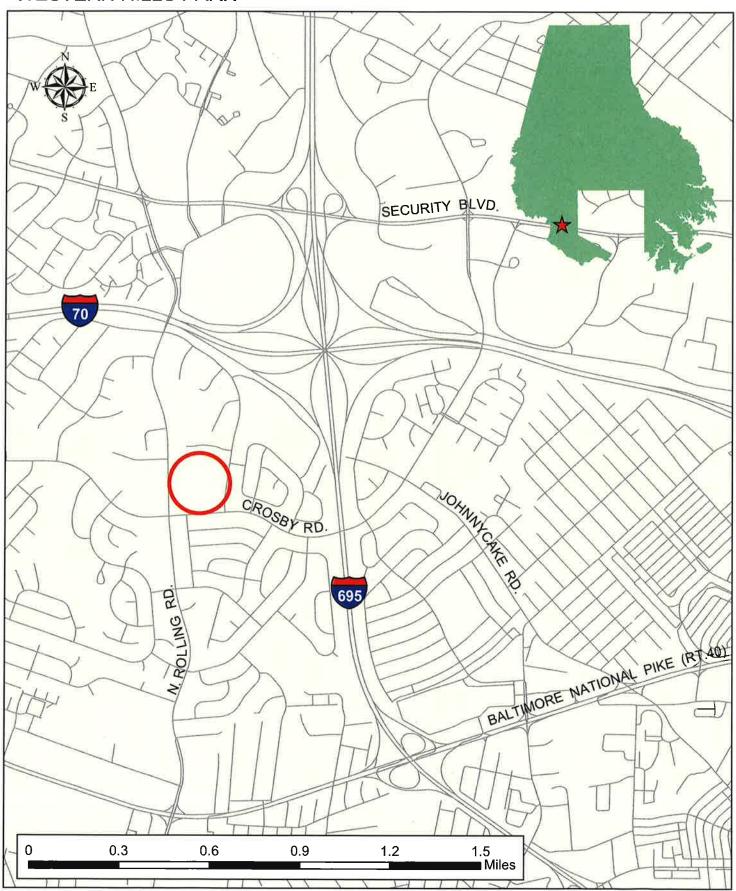
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SWEET AIR PARK



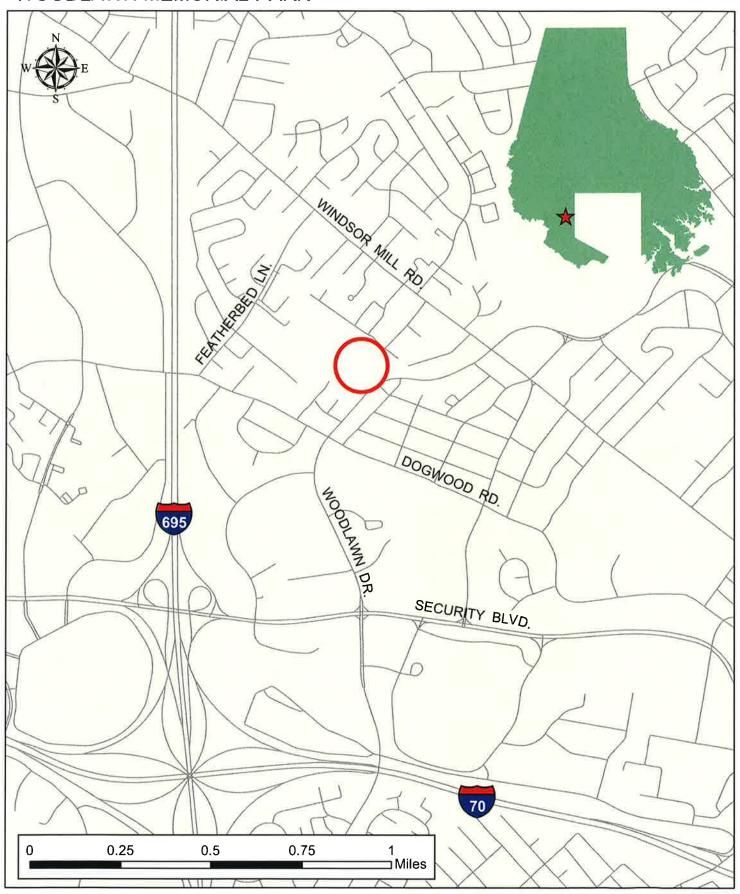
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WESTERN HILLS PARK



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WOODLAWN MEMORIAL PARK



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